



Edmonton Alberta

\$254,900

Cute as a button and full of character, this Alberta Avenue gem is perfect for first-time buyers or investors! The cozy, south-facing living room features 3 large windows, new vinyl plank flooring, and a decorative fireplace with mantle. The spacious kitchen offers plenty of cabinets, room for a dining table, and views of the private, fully fenced yard with large deck and single garage. The partly finished basement includes a 3rd bedroom, 3pc bath, laundry area, and large utility room. Recent updates: vinyl plank flooring throughout main floor, new front steps/deck, new washer & electric dryer, dishwasher, updated cupboards, full interior paint, fencing, and landscaping. Major upgrades: furnace & HWT (2016), shingles (2019), some windows (2021), 100 amp panel, and waterline replacement (2021). Close to downtown, River Valley, shopping, and transit! (id:6769)

Bedroom 3 3.25 m X 3.31 m

Recreation room 3.51 m X 3.6 m

Utility room 4.19 m X 4.4 m

Storage 4.19 m X 4.4 m

Living room 3.85 m X 4.54 m

Kitchen 3.44 m X 3.47 m

Primary Bedroom 3.24 m X 3.1 m

Bedroom 2 2.73 m X 2.87 m

Bonus Room 2.99 m X 8.07 m

Listing Presented By:



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